

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 22, 2015

Staff: Jennifer Franich

SPECIAL USE PERMIT

FILE NUMBER: S15-0008/Verizon Wireless Communication Facility (Mono-Pine)

APPLICANT: Verizon Wireless

AGENT: Alan Heine

ENGINEER: MT2 Telecom

REQUEST: Special Use Permit to allow the construction of a wireless telecommunication facility consisting of a 120 foot monopine tower with eight antennas mounted at 112-feet, equipment shelter, and related ground equipment within 2,500 square foot lease area.

LOCATION: The west side of Eagle Hill Road, approximately 400 feet west of the intersection with Sunday Ridge, in the Grizzly Flat area, Supervisorial District 2 (Exhibit A).

APN: 041-011-30 (Exhibit B)

ACREAGE: 48.26 acres

GENERAL PLAN: Natural Resource (NR) (Exhibit C)

ZONING: Planned Agricultural Twenty-Acre (PA-20) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and

2. Approve Special Use Permit S15-0008 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT INFORMATION

Site Description: The site is located on a 48.26-acre parcel, approximately 4,015 feet above sea level. There is a residential dwelling unit and accessory structures on the site. The parcel contains a residence which is located approximately 250 feet south of the Verizon lease area. The closest off-site residence is located approximately 500 feet southeast of the proposed tower location. Montane hardwood woodland is present on the eastern portion of the site. The proposed 2,500-square-foot lease area is surrounded by, but contains no trees, and is not visible from Eagle Hill Road or String Canyon Road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	PA-20	NR	Single-family residence and accessory structures
North	RA-40, RA-60	NR	Single-family residences, vacant land
South	RE-5	NR, MDR	Single-family residences, vacant land
East	RA-40, RA-60	NR	Single-family residences, vacant land
West	PA-20, RA-20	NR	Single-family residences, vineyards

Project Description: This special use permit request would allow the construction of a wireless telecommunications facility consisting of a 120-foot monopine tower with eight antennas, eight radio heads, one four-foot diameter microwave dish mounted at 103 feet, space for two colocations, a 11-foot 6-inch by 20-foot equipment shelter within a 50- by 50-foot lease area enclosed with a six-foot fence. The wireless facility has been designed as a monopine with foliage that matches the existing surrounding vegetation and would be painted to simulate a natural brown bark. The antennas measure 6 feet tall by 12 inches wide by 7 inches deep and are proposed to be mounted at the 112-foot pole height and covered with socks. The foliage would extend another five feet to an overall structure height of 120 feet. The facility has been designed to accommodate two additional carriers to be collocated.

Access to the site would be provided by a 200-foot non-exclusive Verizon Wireless access and utility easement off the existing driveway located off Eagle Hill Road. The access road terminates at the proposed facility with hammerhead design to accommodate vehicular turnaround (Exhibit E-1 through E-5). A number of oak trees and other vegetation are located on the site. Although no trees are proposed for removal as part of the wireless facility construction or operation, tree trimming will be necessary along the access drive and at the perimeter of the lease area during project construction.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study (Exhibit I). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning and Special Use Permit findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Number Map
Exhibit C.....	General Plan Land Use Designations Map
Exhibit D.....	Zoning Designations Map
Exhibit E-1.....	Title Sheet, Sheet T-1
Exhibit E-2.....	Plot Plan/Site Topography, Sheet C-1
Exhibit E-3.....	Overall and Enlarged Site Layout and Access, Sheet A-0
Exhibit E-4.....	Overall Site Plan, Site Layout and Antenna Layout, Sheet A-1
Exhibit E-5.....	Grading and Drainage Plan, Sheet A-2
Exhibit E-6.....	Elevations, Sheet A-3
Exhibit E-7.....	Equipment Shelter, Sheet A-4
Exhibit F.....	Photo Simulations; February 23, 2015
Exhibit G-1.....	Existing VZW 4G Coverage; April 3, 2015
Exhibit G-2.....	VZW 4G Coverage with Proposed Omo Ranch Site; April 3, 2015
Exhibit G-3.....	4G Coverage of Proposed VZW Omo Ranch Site; April 3, 2015
Exhibit H.....	Human Exposure to RF Energy Compliance Report; August 25, 2014
Exhibit I.....	Proposed Mitigated Negative Declaration and Initial Study